| 028.0 | 0003 | 0011.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,335,100 / 1,335,100 |
| | | | | | USE VALUE: | 1,335,100 / 1,335,100 |
| | | | | | ASSESSED: | 1,335,100 / 1,335,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 9 | -11 | OXFORD ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | VONDRAS GEMMA & PETER |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 9-11 OXFORD ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CARUSO JEAN/LIFE ESTATE & - |
| Owner 2: | MACEACHERN JOAN D& DAVID/TRUST - |
| Street 1: | 9 OXFORD ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 8,297 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Clapboard Exterior and 3388 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 8297.000 | 794,500 | 5,500 | 535,100 | 1,335,100 |
| Total Card | 0.190 | 794,500 | 5,500 | 535,100 | 1,335,100 |
| Total Parcel | 0.190 | 794,500 | 5,500 | 535,100 | 1,335,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.07 | /Parcel: 394.0

**Legal Description**

**User Acct** 19492

**GIS Ref**

**GIS Ref**

**Insp Date** 11/10/17

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

**Parcel ID** 028.0-0003-0011.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 792,600 | 5500 | 8,297. | 535,100 | 1,333,200 | 1,333,200 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 473,900 | 5500 | 8,297. | 568,600 | 1,048,000 | 1,048,000 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 472,900 | 5500 | 8,297. | 414,700 | 893,100 | 893,100 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 442,800 | 5500 | 8,297. | 361,200 | 809,500 | 809,500 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 442,800 | 5500 | 8,297. | 307,700 | 756,000 | 756,000 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 393,300 | 5500 | 8,297. | 301,000 | 699,800 | 699,800 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 393,300 | 5500 | 8,297. | 247,500 | 646,300 | 646,300 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 409,700 | 5500 | 8,297. | 235,500 | 650,700 | 650,700 | | 12/13/2012 |

!2356!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 17:47:13 |

**LAST REV**

| Date | Time |
|---|---|
| 10/04/19 | 10:23:32 |

apro

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.** 2356

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CARUSO JEAN/LIF | 71019-110 | 1 | 5/17/2018 | | 1,400,000 | No | No | | |
| CARUSO JEAN, | 67040-537 | | 4/5/2016 | Convenience | 1 | No | No | | Jean Caruso 50% in life estate |
| CARUSO JEAN, | 54287-502 | | 2/12/2010 | Family | 1 | No | No | | |
| CARUSO JEAN, | 54235-144 | | 2/1/2010 | Family | 1 | No | No | | |
| CARUSO MARCELLO | 12744-146 | | 10/2/2003 | Family | | No | No | | |
| | 12744-146 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/30/2018 | 106 | New Wind | 500 | C | | | | |
| 11/29/2017 | 1581 | Redo Kit | 16,400 | C | | | | |
| 12/16/2013 | 1818 | Re-Roof | 8,900 | C | | | | |
| 4/10/2003 | 276 | Porch | 2,000 | | | | | |
| 7/24/1999 | 468 | Redo Bat | 5,000 | | | | | REMODEL BATH |
| 1/3/1995 | 2 | | 3,000 | | | | | 8X11 WDK |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/10/2017 | Inspected | PH | Patrick H |
| 10/14/2017 | MEAS&NOTICE | KB | Kevin B |
| 2/6/2014 | Info Fm Prmt | EMK | Ellen K |
| 1/20/2009 | Meas/Inspect | 189 | PATRIOT |
| 3/16/2000 | Inspected | 264 | PATRIOT |
| 2/16/2000 | Measured | 264 | PATRIOT |
| 8/12/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 19492 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 8297 | | Sq. Ft. | Site | | 0 | 80. | 0.81 | 1 | | | | | | | | | 535,130 | | | | | | 535,100 | |

Total AC/HA: 0.19047 | Total SF/SM: 8297 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 535,130 | Spl Credit | Total: 535,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 2 - Slate | | |
| Color: | MAUVE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1917 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G5 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | E - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 3 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | 1 | Rating: | Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 0.97812498 |
| Const Adj.: | 1.17180574 |
| Adj $ / SQ: | 194.849 |
| Other Features: | 118500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 890717 |
| Depreciation: | 96197 |
| Depreciated Total: | 794519 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 14 | BRs: | 7 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | 1999 |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | |
| 1 | 8 | 5 | 2 |
| Totals | | | |
| 2 | 14 | 7 | |

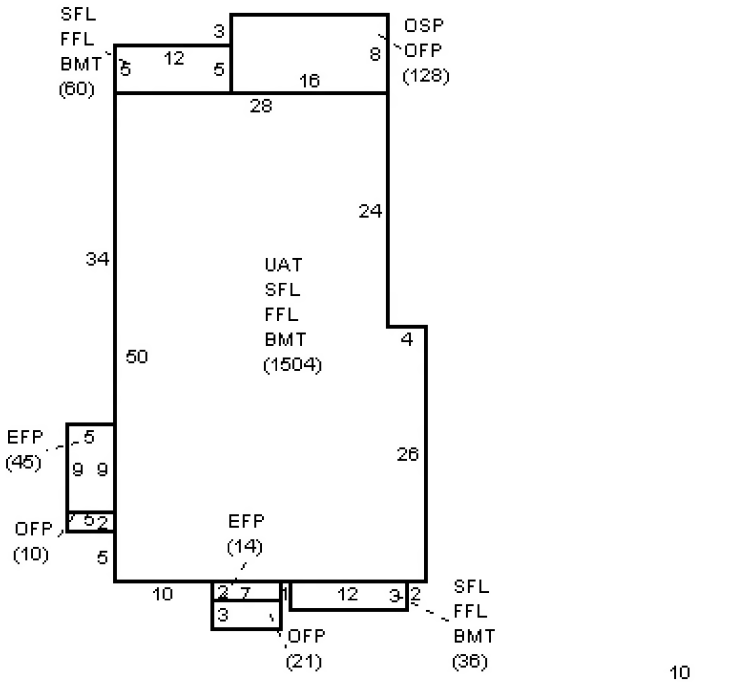
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 194.85 |
| Special Features: | 0 | Val/Su Net: | 143.88 |
| Final Total: | 794500 | Val/Su SzAd | 248.28 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,600 | 58.450 | 93,528 |
| FFL | First Floor | 1,600 | 194.850 | 311,759 |
| SFL | Second Floor | 1,600 | 194.850 | 311,759 |
| UAT | Upper Attic | 376 | 107.170 | 40,295 |
| OFP | Open Porch | 159 | 31.500 | 5,008 |
| OSP | Screen Porch | 128 | 37.880 | 4,849 |
| EFP | Enclos Porch | 59 | 85.070 | 5,019 |
| | Net Sketched Area: | 5,522 | Total: | 772,217 |
| Size Ad | 3200 | Gross Are | 6650 | FinArea 3388 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 50 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 028.0-0003-0011.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 21X21 | A | AV | 1930 | 20.67 | T | 40 | 104 | | | 5,500 | | | 5,500 |

| More: | N | Total Yard Items: | 5,500 | Total Special Featues: | | Total: | 5,500 |
|---|---|---|---|---|---|---|---|